GRAVES SON & PILCHER

To Let



Newly Refurbished Offices

Unit 9

Hove Business Centre, Fonthill Road, Hove, BN3 6HA

Office

TO LET

5,111 sq ft

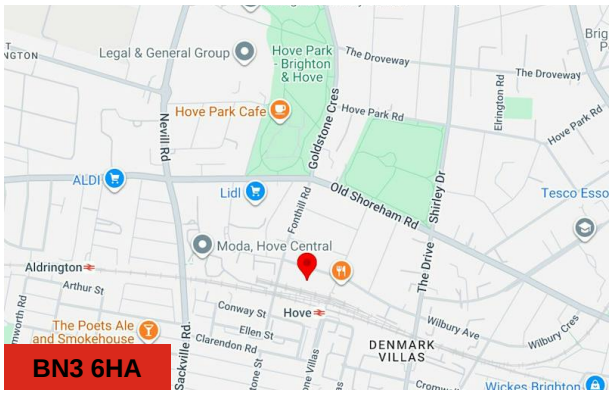
(474.83 sq m)

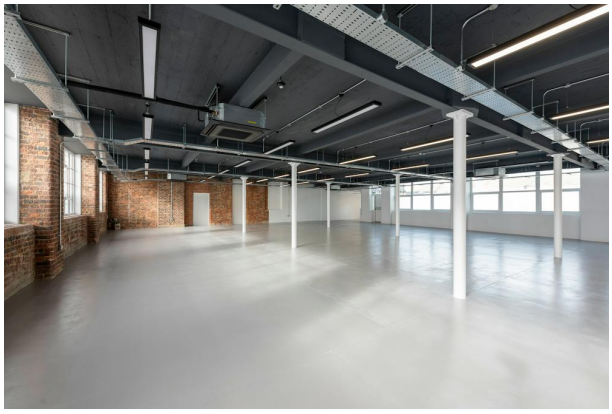
- Adjacent to Hove Station
- Refurbished office space
- Exposed services with new air conditioning
- LED lighting
- Kitchen / breakout area
- 2 car parking spaces

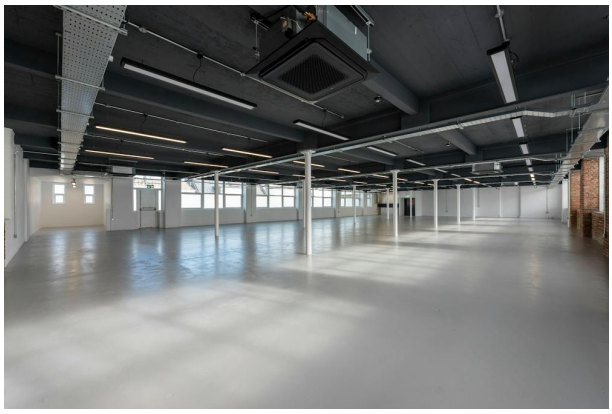
Unit 9, Hove Business Centre, Fonthill Road, Hove, BN3 6HA

Summary

Available Size	5,111 sq ft
Rent	£25 per sq ft exclusive
Rateable Value	£82,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)







Description

Hove Business Centre is part of the former Dubarry Perfumery Building. Unit 9 is located on the top floor.

The office suite has recently undergone a comprehensive refurbishment programme to provide high quality Cat A office accommodation.

The space now provides a modern, open-plan working environment with new windows, exposed services, LED lighting, air conditioning and dedicated kitchen facilities, creating an efficient workplace suitable for a wide range of occupiers.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Unit 9	5,111	474.83	£127,775 /annum
Total	**5,111**	**474.83**	

Location

The property is located immediately to the north of Hove mainline railway station within the heart of Hove.

The premises front Factory Road, a one way street accessed from Fonthill Road to the west. Local shopping facilities are available in Goldstone Villas and Hove Park Villas.

Hove's main shopping area of George Street/Church Road is within 10 minutes walk.

Terms

A new full repairing & insuring lease for a term to be agreed at a commencing level of £25.00 per ft^2, subject to rent reviews at appropriate intervals.

There will be a service charge to cover the upkeep and repair of the common parts.

Each party to be responsible for their own legal fees.

Viewing & Further Information



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